



Report to the Auburn City Council

Action Item	4
Agenda Item No.	
City Manager's Approval	

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner *LEL*
Date: September 14, 2009
Subject: Authorization for the Community Development Director to submit an application with the Placer County Local Agency Formation Commission (LAFCO) for annexation of a ±8.3 acre parcel located at 13620 New Airport Road.

The Issue

Should the City Council Authorize the Community Development Director to submit an application to the Placer County Local Agency Formation Commission (LAFCO) to annex a ±8.3 acre property located at 13620 New Airport Road (**Attachment 1**)?

Conclusions and Recommendation

Staff recommends that the City Council take the following actions:

- A. By Resolution, adopt a Categorical Exemption prepared for the project as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment 2**); and,
- B. By Resolution, authorize the Community Development Director to submit an application with LAFCO to annex a ±8.3 acre property located at 13620 New Airport Road (**Attachment 3**).

History/Background

Adoption of the attached resolutions provides authorization to the Community Development Director to submit an application for annexation, of a ±8.3 acre property, to LAFCO on behalf of the City. The property located at 13620 New Airport Road adjoins property currently within the City's jurisdiction and is within the City's Sphere of Influence. The City acquired fee title to the ±8.3 acre property in 2005. Annexation of the property is consistent with the City's Airport Land Use Plan considering that improvements on the site have been built out in accordance with the adopted Auburn Airport Land Use Plan.

Contingent upon completion of a tax sharing agreement with Placer County, the processing of the annexation through LAFCO will take approximately 3 months. Upon annexation of the property,

the property will be designated within the City's Airport Industrial Design Control (AI-DC) District.

Environmental Determination

In accordance with the Auburn Airport Layout Plan, the subject property is built out with airport related improvements. In accordance with Section 15319, Class 19, of the California Environmental Quality Act (CEQA) and Guidelines, the project has been determined to be Categorically Exempt as follows:

- a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.
- b) Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

Alternatives Available to Council; Implications of Alternatives

1. Adopt the Resolutions authorizing the Community Development Director to submit an application to the Placer County Local Formation Commission; or,
2. Do not adopt the Resolutions authorizing the Community Development Director to submit an application to the Placer County Local Formation Commission; or,
3. Provide further direction to Staff.

Fiscal Impacts

The total cost of the annexation is estimated at \$5,225.00. A deposit of \$1,500 is required concurrently with the submittal of the LAFCO application. A completed LAFCO application requires preparation of legal descriptions and plat map (\$2,920); County of Placer plan review fees (\$255.00); State Bureau of Equalization review (\$500.00); and, filing of the Categorical Exemption with the Placer County Recorder's Office (\$50.00).

Monies for the application will be paid from the City's Airport Fund.

Additional Information

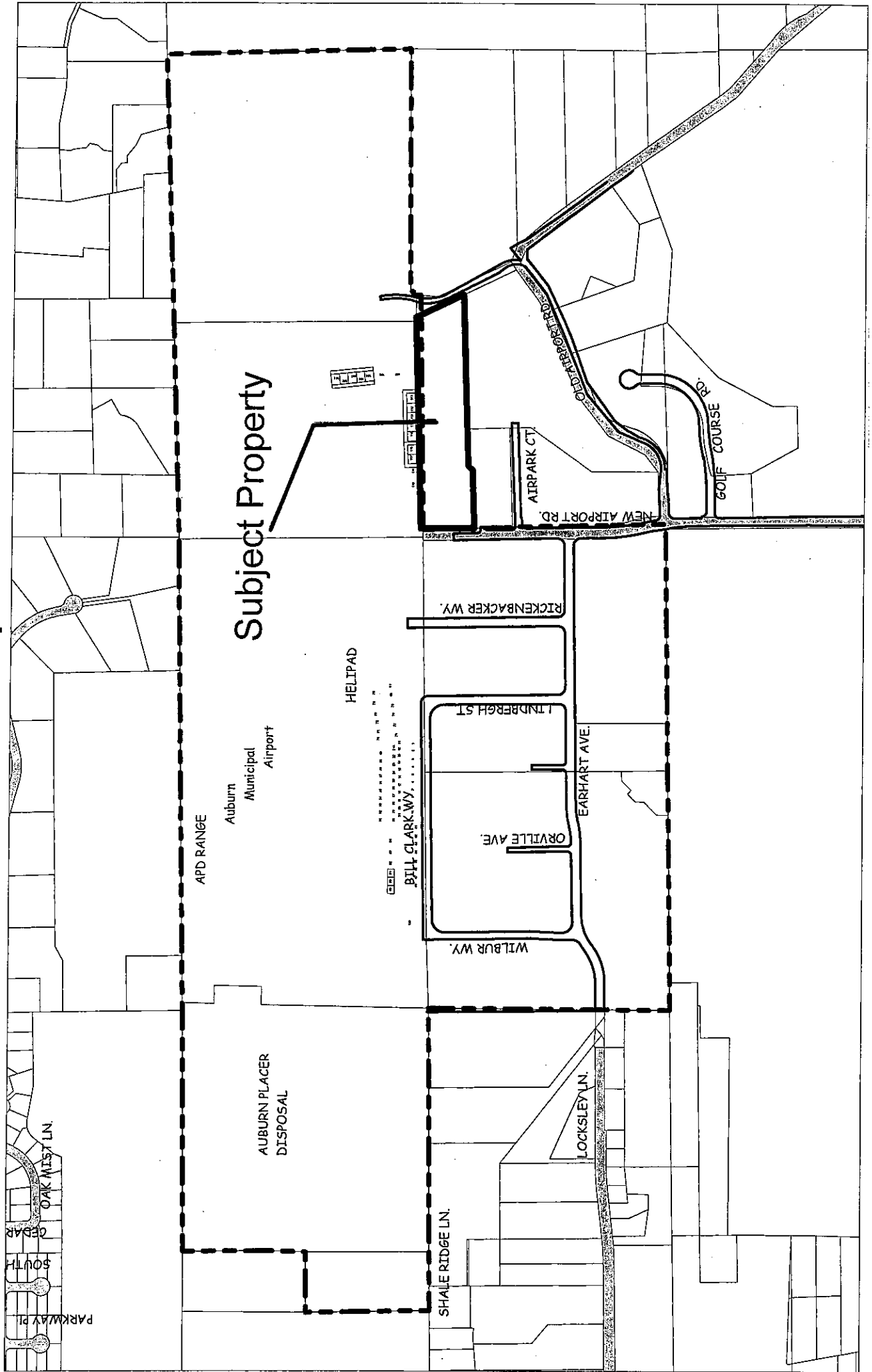
Please see the following attachments for more details:

ATTACHMENTS –

1. Vicinity Map
2. Resolution adopting Categorical Exemption with Attached Categorical Exemption
3. Resolution Authorizing the Community Development Director to submit a LAFCO application with the Placer County Local Formation Commission.



ATTACHMENTS



CITY COUNCIL RESOLUTION NO. 09-____

A RESOLUTION ADOPTING A CATEGORICAL EXEMPTION PREPARED FOR A
PROPOSED APPLICATION FOR ANNEXATION OF A 8.3 ACRE PROPERTY
LOCATED AT 13620 NEW AIRPORT ROAD (ANN 05-2)

THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY FIND, RESOLVE
AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered all of the evidence
submitted which includes, but is not limited to:

1. Staff report prepared by the Community Development Department for
the September 14, 2009, City Council meeting.

2. All related documents received or submitted at or prior to the
meeting.

3. The City of Auburn General Plan, Subdivision Ordinance, Zoning
Ordinance, City of Auburn Airport Land Use Plan, County of Placer General Plan
and Zoning Ordinance, and all other applicable regulations and codes.

SECTION 2. In review of all of the foregoing evidence, the City Council
finds the following:

1. The City Council, finds that the project is Categorically Exempt in
accordance with Section 15319, Class 19 as the appropriate level of
environmental review in accordance with the California Environmental Quality
Act (CEQA) and Guidelines (**Exhibit A**).

2. The property is built out in accordance with the adopted Auburn
Airport Land Use Plan.

3. The City Council has determined that the Categorical Exemption is the
appropriate level of environmental review for the proposed project.

1 Section 3. The time in which to seek judicial review of this decision shall
2 be governed by Code of Civil Procedure Section 1094.6. The City Clerk shall
3 certify to the adoption of this resolution, transmit copies of the same to the
4 applicant and his counsel, if any, together with a proof of mailing in the form
5 required by law and shall enter a certified copy of this resolution in the book of
6 resolutions of the City.

7
8 DATED: September 14, 2009

9
10 _____
J.M. Holmes, Mayor

11 ATTEST:

12
13 _____
Joseph G. R. Labrie, City Clerk

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15
16 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
17 that the foregoing resolution was duly passed at a regular meeting of the City
18 of Auburn held on the 14th day of September 2009 by the following vote on
roll call:

19 Ayes:

20 Noes:

21 Absent:

22 _____
Joseph G. R. Labrie, City Clerk

COUNTY RECORDER
Filing Requested by:

EXHIBIT A

City of Auburn, CDD

Lance E. Lowe, AICP, Associate Planner

1225 Lincoln Way, Room 3

Address

Auburn, CA 95603

City, State, Zip

Notice of Exemption



To: Placer County Clerk
2954 Richardson Drive
Auburn, CA 95603

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: Denham Property Annexation (File # ANN 05-2) (530) 823-4211 ext 103
13620 New Airport Road
Auburn, CA 95602

Project Location: Subject property is located at 13620 Auburn, CA 95602

Project: Authorization to submit an application for annexation of an 8.3 acre parcel adjacent to the City of Auburn Municipal Airport.

Categorical Exemption: "15319, Class 19"

Reasons why project is exempt: Section 15319, Class 19 consists of the following annexations:

- a) Annexation to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.
- b) Annexations of individual small parcels of the minimum size of facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

This is to advise that the Auburn City Council, as the lead agency in accordance with CEQA, adopted a Categorical Exemption on **September 14, 2009.**

Lead Agency Contact Person: Lance E. Lowe, AICP, Associate Planner

Telephone Number: (530) 823-4211 ext. 103

Signature (Public Agency): _____ Date: _____

Date received for filing at OPR:

FILE # _____ FILE NAME _____
AUTHORIZED SIGNATURE _____

RECEIPT # _____
FEE STATUS _____

ATTACHMENT 3

RESOLUTION NO. 09-_____

A RESOLUTION AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO
SUBMIT AN APPLICATION FOR ANNEXATION TO THE PLACER COUNTY LOCAL
AGENCY FORMATION COMMISSION (LAFCO) FOR PROPERTY LOCATED AT
13620 NEW AIRPORT ROAD.

BE IT RESOLVED by the City Council of the City of Auburn as follows:

SECTION 1. The City Council desires to initiate proceedings pursuant to the
Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
(Government Code section 56000 *et. seq.*) for the annexation of a 8.3 acre
property located at 13620 New Airport Road into the City of Auburn as
illustrated in Exhibit A attached hereto and incorporated herein by reference.

1. The territory proposed to be annexed is uninhabited and an illustration
of the boundaries of the territory is set forth in Exhibit A attached hereto
and incorporated herein by reference.
2. The property is within the sphere of influence of the City.
3. The proposed annexation of airport related City owned property into the
jurisdiction of the City of Auburn furthers the interests of the City of
Auburn.
4. Existing services are available to serve the property proposed for
annexation.
5. The proposed annexation is consistent with the Auburn Airport Land Use
Plan. The property is built out in accordance with the Airport Land Use
Plan.
6. As the sole owner of the property, the City of Auburn requests a waiver
of conducting authority under Government Code Section 56663(a). and,
7. The annexation of property into the City of Auburn is not subject to a
Williamson Act Contract.

1
2 SECTION 2. Upon application approval by the Placer County Local Formation
3 Commission, the Community Development Director is hereby authorized to
4 enter into and sign any documentation necessary to ratify the property
5 annexation.
6

7 DATED: September 14, 2009
8

9 _____
10 J.M. Holmes, Mayor

11 ATTEST:

12 _____
13 Joseph G. R. Labrie, City Clerk
14

15 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
16 that the foregoing resolution was duly passed at a regular meeting of the City
17 of Auburn held on the 14th day of September, 2009 by the following vote on
roll call:

18 Ayes:
19 Noes:
20 Absent:

21 _____
22 Joseph G. R. Labrie, City Clerk
23
24
25
26
27
28

13620 New Airport Road

